



## EARLY DESIGN GUIDANCE OF THE QUEEN ANNE/ MAGNOLIA DESIGN REVIEW BOARD

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Project Number: 3010116

Address: 1150 Eastlake Ave E

Applicant: Mark Smedley for Stock Associates Inc.

Date of Meeting: Wednesday, February 16, 2011

Board Members Present: John Rose Jr. (Chair)  
David Delfs  
Patrick Doherty (substitute)  
Jill Kurfirst

Board Members Absent: Lipika Mukerji  
Mark Garrell

DPD Staff Present: Shelley Bolser, Senior Planner (substitute for Lisa Rutzick)

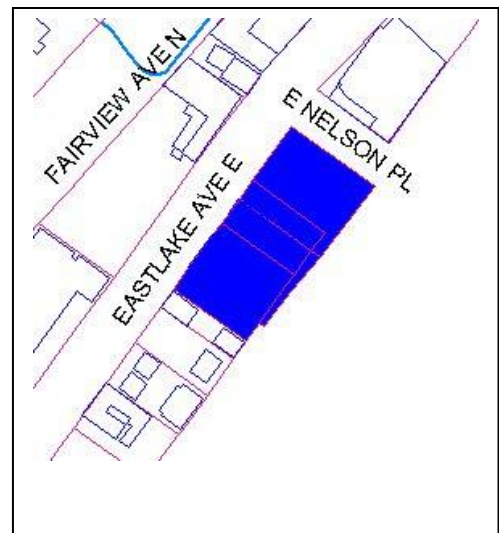
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### SITE & VICINITY

Site Zone: Commercial (C2-65), in an Urban Stable (US) Shoreline environment

Nearby Zones: (North) Industrial (IC-45) and Urban Maritime Shoreline environment, across E. Nelson Place  
(South) C2-65  
(East) C2-65  
(West) C2-49, across Fairview Ave N.

Lot Area: 35,665 square feet without proposed street vacation (44,097 square feet with proposed street vacation)



Current Development:	The site is currently occupied by a two-story commercial warehouse building and surface parking. The site slopes steeply from the east down to the west, towards Lake Union. Interstate I-5 Right of Way borders the east side of the site. The site has minimal vegetation, with a few trees and shrubs near the east property line.
Access:	Vehicular access to the site is from several curb cuts at Eastlake Ave E. and E. Nelson Pl. The street frontage of both these streets is improved with curb, gutter, and sidewalk. The Washington Department of Transportation (WSDOT) Right of Way includes the elevated portions of I-5 located immediately to the east.
Surrounding Development:	Surrounding development includes a mix of Research and Laboratory uses, office uses, and hotels. The closest residentially developed areas are east of I-5 with multi-family structures, and west of Fairview Ave E, with floating homes at Lake Union.
ECAs:	The site slopes steeply near the east property line and includes a Steep Slope Environmentally Critical Area and a Known Slide Environmentally Critical Area. The applicant has noted that they will seek an Environmentally Critical Areas Exemption application. The proposal will require environmental review of the Environmentally Critical Areas, regardless of an ECA Exemption.
Neighborhood Character:	Prominent characteristics of the area include the noise and physical barrier of I-5 to the east, the views and water access of Lake Union downhill to the west, the strong north-south vehicular and pedestrian corridors, and the dominant presence of older industrial buildings and newer research and development buildings.
	The area is densely developed. Seattle Parks and Recreation has been working to develop and expand I-5 Colonnade Park (approximately 5 blocks to the north, below the elevated I-5 structures). Other recreational areas are located to the west, adjacent to Lake Union. Nearby areas have little vegetation, with the exception of the west slope of Capitol Hill, just east of I-5.
	Structures near the site have been developed over time, with a mix of early 20th century industrial structures, mid-20th century offices, and more contemporary hotel and office/laboratory projects. The Hydro House across the street to the west and the Steam Plant building across the street and a block to the north are examples of early 20th-century industrial design. The Earl Davies building a block to the north is an example of a mid-20th century office building. The only nearby historic landmarked structure is the Steam Plant, a block to the northwest at 1179 Eastlake Ave E.

## **PROJECT DESCRIPTION**

The proposed development to be reviewed by DPD includes a 6-story, 150,000 square foot research and development and retail structure. The applicant proposes to provide 250 underground parking spaces, accessed from a curb cut at Eastlake Ave E.

The applicant has proposed a street vacation of E. Nelson Place. The street vacation will be reviewed by Seattle Department of Transportation (SDOT), the Design Commission, and the City Council. The applicant has also proposed a crosswalk between the southwest corner of this site, and 1165 Eastlake Ave E, which will be reviewed by SDOT.

<b>EARLY DESIGN GUIDANCE MEETING: February 16, 2011</b>
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## **DESIGN PRESENTATION**

Four alternative design schemes were presented. All of the options included a 6-story structure with a recessed southwest corner entry and below grade parking accessed from Eastlake Ave E. All the options include an upper story setback for the upper three stories for approximately the north half of the building. This setback is a response to the shoreline height requirements for the portion of the site located in the Urban Stable shoreline environment.

The architectural design inspiration for this development is the exposed concrete frames seen in the example photos on pages 32-33 of the EDG packet. The landscape design concept is based on the examples of courtyards seen in pages 34-35 of the EDG packet.

The first scheme (Option 1) showed a development without the proposed street vacation at E. Nelson Pl. This massing was based on the maximum zoning envelope, with the exception of the recessed southwest entry. The applicant explained that the recessed southwest entry responded to the presence of the plaza at the building across the street, 1165 Eastlake Ave E.

The second scheme (Option 2) showed the development potential with the proposed street vacation at E. Nelson Pl. The lower three stories of the building were modulated with a series of bays at the street front on Eastlake Ave E. The E. Nelson Pl. right of way was designed with building mass and landscaped areas. The upper levels of the building were setback above the third story, and the upper level façade was set at an angle from the lower stories. The southwest corner was set back at the lower three stories, with a cantilever at the upper three stories.

The third scheme (Option 3) was a modification of Option 2, with a change at the southwest corner. Instead of cantilevering the upper three stories, the southwest corner would be a solid 6-story mass. The building entry was located in a 6-story glazed bay that was set back further from the street, adjacent to the south property line.

The fourth scheme (Option 4), and applicant preferred option, further developed the idea of angling the facades. This option included an angled street level façade, located under the cantilever of the second and third stories. The cantilevered second and third stories would provide for pedestrian weather protection and provide additional pedestrian areas at grade. The proposed additional setback would require a departure from maximum façade setback at street level.

The southwest entry bay was closer to the street than Option 3, with the lower three stories glazed and the upper three stories a more solid appearance. This massing would allow a larger plaza across the street from the plaza at 1165 Eastlake Ave E.

The fourth option also included glazing at the northwest street level corner, with views into a display related to the historic infrastructure in the area. The applicant explained that the E. Nelson St. right of way includes a storm water pipe that collects overflow from Volunteer Park and routes it through the Hydro House across the street. This infrastructure was once part of the earliest hydropower generating sites in Seattle.

## **PUBLIC COMMENT**

Approximately nine members of the public signed in at this Early Design Review meeting. There were no public comments offered at this meeting.

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

### **A. Site Planning**

**A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

**SLU-specific supplemental guidance:**

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.
- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\*(LEED) manual which provides additional information. Examples include:
  - Solar orientation
  - Storm water run-off, detention and filtration systems
  - Sustainable landscaping
  - Versatile building design for entire building life cycle

At the Early Design Guidance Meeting, the Board discussed the presence of the Hydro House and the 1165 Eastlake Plaza to the west. The Board also discussed the proposed northwest corner display of infrastructure and the relationship to the Hydro House.

The Board directed the applicant to design the building to respond to these views and visual connections. One possible strategy is to glaze the corners of the building at all levels. Glazing the northwest and southwest corners would also visually anchor the building, and would identify the building for pedestrians and vehicles using the north-south corridor at Eastlake.

**A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

**SLU-specific supplemental guidance:**

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

- Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

At the Early Design Guidance Meeting, the Board expressed concern over the proposed cantilevered upper stories at the Eastlake Ave E. façade. The Board noted that additional pedestrian areas at the street level are desirable, but these areas should be sheltered with canopies that allow light and air to the street level tenant spaces.

**A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

At the Early Design Guidance Meeting, the Board directed that in addition to the guidance provided in response to Guideline A-2, the tenant entries at Eastlake Ave E. should be clearly identifiable at the street level. The expression of these entries could be carried through vertically to help modulate this long façade, similar to the massing shown in Option 3.

The Board also gave guidance that the primary building entry at the southwest plaza should be designed as a “grand entry sequence” rather than a hidden entry at the back of a pedestrian plaza. Possible strategies to enhance this entry include glazing the entire bay for all 6 stories, a distinct canopy, and clear pedestrian paths from the sidewalk to the entry doors.

**A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

**SLU-specific supplemental guidance:**

- **Create graceful transitions at the streetscape level between the public and private uses.**
- **Keep neighborhood connections open, and discourage closed campuses.**
- **Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.**
- **Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.**
- **Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.**
- **Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.**
- **Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.**

At the Early Design Guidance Meeting, the Board directed the applicant to provide clearly identifiable storefronts with welcoming pedestrian areas, as described in response to Guidelines A-2 and A-3.

In addition to that guidance, the Board discussed the proposed street vacation, which will be reviewed by SDOT, the Design Commission, and City Council. The Board acknowledged these separate reviews, and asked DPD to pass on their comments to the appropriate reviewers. The Board listed possible design solutions to enhance human activity in the right of way requested for vacation:

- Include pedestrian scale lighting in the street vacation area
- Include a bike runnel to allow cyclists to easily navigate bikes between Eastlake Ave E. and a future connection to the I-5 Colonnade Park, adjacent to I-5; and
- Include additional plant material and less hardscape in the street vacation area, in order to reduce the impacts of noise from I-5 and encourage pedestrian usability of the area (it's unlikely that people will congregate in the wide paved stairs shown in the vacation area in the fourth option in the EDG packet)

**A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

At the Early Design Guidance Meeting, the Board expressed concern about how the proposed massing might relate to adjacent properties, especially where those properties have windows at the shared property line. At the Recommendation stage of review, the applicant should provide more information about the existing conditions at the shared property lines, and the façade treatments and glazing for the proposed development. The applicant will need to demonstrate that the proposal meets this guideline.

**A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

At the Early Design Guidance Meeting, the Board discussed the proposed vehicular access from Eastlake Ave E. The applicant explained that the existing right of way at E. Nelson Pl. is very steep (approximately 23% grade), which makes accessing below grade parking difficult. If the street vacation request is approved, then the applicant would close vehicular access at E. Nelson Place and provide a curb cut instead.

The Board directed the applicant to design any proposed curb cut to maximize pedestrian safety and minimize the visual appearance of the garage entry. Methods to increase pedestrian safety could include a “double stop” for vehicles coming out of the garage (to stop before entering any pedestrian zone, and again at the curb line), glazing at the building corners, and paving treatments to alert drivers of pedestrian zones.

## **B. Height, Bulk and Scale**

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

SLU-specific supplemental guidance:

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

At the Early Design Guidance Meeting, the Board noted that a hybrid of Options 3 and 4 may be the best method to minimize height bulk and scale.

The west façade is very long (approximately 300'), and the lower levels in Option 4 demonstrate little to break up this visual length. The lower levels in Option 3 provide vertical bays, which also relate to architectural context in the area. The Board called out the Earl Davies building a block to the north as a positive example of integrating horizontal expression with vertical modulation.

The southwest corner in Option 4 provides more usable plaza area and a more solid appearance in the corner bay, than Option 3 with the stepped southwest corner. However, the entry bay's 6-story glazing in Option 3 would enhance the massing of the southwest bay in Option 4.

Option 3 provides distinct storefront entry possibilities, and Option 4 provides additional sidewalk area at the west streetfront.

The Board directed the applicant to develop a design that includes the positive elements of Options 3 and 4:

- The west façade should include vertical bays to modulate the length of the façade and relate the design to nearby architectural context;



- The southwest plaza should be configured to maximize light and air to the plaza, and relate the plaza to the design of the 1165 plaza across the street;
- The entry bay should be a strong vertical element in the southwest façade, and include glazing on all 6 stories, to relate to nearby architectural context; and
- The street frontage at Eastlake Ave E. should be designed to maximize pedestrian areas, create distinct storefront entries, and provide canopies that allow weather protection, light and air to storefronts

## **C. Architectural Elements and Materials**

**C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

**SLU-specific supplemental guidance:**

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water filtration systems that serve as pedestrian amenities; gutters that support greenery.

At the Early Design Guidance Meeting, the Board discussed the nearby architectural context, which includes many examples of early 20<sup>th</sup> century industrial design with strong vertical bays, masonry frames, and a high level of glazing divided by mullions.

The Board directed the applicant to incorporate strong vertical elements and a larger amount of glazing in the building design in response to this context, and maximize views to significant context buildings nearby such as the Hydro House. Guidance relates to the guidance provided in response to guidelines A-1, A-3, and B-1.

**C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the**

functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

SLU-specific supplemental guidance:

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

Comments reflect those found in response to Guidelines B-1 and C-1. The Board didn’t discuss the roof of proposed development, given the proximity of I-5 and the distance to the nearest buildings to the east.

The applicant should demonstrate at the Recommendation stage of review that the proposed building design incorporates the guidance in response to Guidelines B-1 and C-1 and achieves a cohesive overall design.

**C-3     Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

Comments reflect those found in response Guidelines A-2, A-3, A-4, and B-1, in relation to the street level development.

**C-4     Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

At the Early Design Guidance Meeting, the Board directed the applicant to provide a high level of quality in the materials, with particular attention to detail at the street level and plaza. The Board noted that the materials shouldn’t mimic those in the 1165 Eastlake building design, but should reflect the same high level of quality and detail.

**C-5     Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

Comments reflect those found in response Guidelines A-8, in relation to the proposed garage entry and curb cut at Eastlake Ave E.

<b>D.     Pedestrian Environment</b>
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**D-1     Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry**

areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

SLU-specific supplemental guidance:

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.

Comments reflect those found in response Guidelines A-2, A-3, A-4, and B-1, in relation to the street level entries and plaza area.

**D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

At the Early Design Guidance Meeting, the Board expressed concern about the potential for blank walls at the north façade. The applicant should provide more information about this façade at the Recommendation stage of review. Green walls could be used to soften the appearance of blank walls.

**D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

SLU-specific supplemental guidance:

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are: enhanced pedestrian and street lighting; well- designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street; police horse tie-up locations for routine patrols and larger event assistance.

At the Early Design Guidance Meeting, the Board noted that the north façade design is unclear. Creating a pedestrian connection to areas under I-5 could create safety and security issues. Windows at the north façade will help to provide security in the form of “eyes on the street” but should be designed to enhance the safety of tenants as well.

Lighting, appropriate vegetation, and glazing the northwest corner of the building to improve sight lines are all techniques that can be used to enhance safety.

The Board also gave guidance to maximize the safety of pedestrian zones where the curb cut is proposed at Eastlake Ave E, as described in response to Guideline A-8.

**D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.**

The Board requested additional information about a conceptual signage plan at the Recommendation stage of review.

**D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

Guidance reflects the response to Guidelines A-3 and D-7, related to lighting.

**D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

Guidance reflects the response to Guidelines A-2, A-3, A-4, and B-1, related to building entries and storefronts.

<b>E. Landscaping</b>
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**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

SLU-specific supplemental guidance:

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

At the Early Design Guidance Meeting, the Board provided guidance to continue developing the design of the landscaped areas. The landscaping of the southwest plaza should respond to the landscaping of the 1165 Eastlake plaza across the street, especially if the crosswalk is approved by SDOT. The Board noted that the landscape plan shouldn't mimic the 1165 Eastlake design, in order to avoid a campus-like appearance.

**E-2     Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

**SLU-specific supplemental guidance:**

- **Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.**

At the Early Design Guidance Meeting, the Board directed the applicant to provide landscaping to enhance the plaza, the pedestrian corridor along Eastlake Ave E., and the right of way proposed for vacation at E. Nelson Place. Guidance reflects comments in response to Guidelines A-3, A-4, D-2, and D-7.

**E-3     Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

**SLU-specific supplemental guidance:**

**Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.**

Guidance reflects comments in response to Guidelines A-1, A-3, A-4, D-2, and D-7.

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

- 1. General Façade requirements (23.48.014.D.2):** The Code requires structures to be set back a maximum of 12' from the property line, with additional setbacks possible for 30% of the length of the street wall if the setback is a least 20' from a street corner. The applicant proposes to set back the west façade further than permitted, as one way to create the public amenity space that will be required for their proposed street vacation.

The Board indicated that they would continue to entertain this departure at the Design Recommendation meeting, but they had concern about the viability of the street level design. Additional sidewalk area is supported, but the upper levels of the building should not be cantilevered over the pedestrian areas. The pedestrian areas should include transparent canopies for overhead weather protection.

## **BOARD DIRECTION**

**At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.**